

Beauregard Rezoning Advisory Group



August 22, 2012 @ 7 PM
Buddie Ford Nature Center
5750 Sanger Avenue, Alexandria

Welcome

Meeting Goals:

- Update on the affordable housing analysis and discussions
- Recap and discussion on observations from Open Space Tour on August 15
- Discussion and comparison of the nominated open space sites
- Evaluation of the open space sites

AGENDA

- I. Approval of July 16, 2012 Meeting Summary**
 - I. Staff
- II. Update – AHAC Review of Beauregard Tenant Survey**
 - I. Mike Caison, Chair AHAC
- III. Summary of Open Space Tour**
 - I. Staff
- IV. Prioritization of the Open Space Sites**
 - I. Staff
- V. Public Comment**
- VI. Next Steps**
 - I. Staff



Open Space Tour Summary

1. Town Center (existing parking lot)
2. Winston Court
3. Garden Apartments-Hillwood
4. Foster Fairbanks
5. Seminary & Echols
6. Trail Connection (Foster Fairbanks-Hermitage-NOVA)
7. IDA Vacant Land
8. Polk / Pelham



Public Open Space Types Proposed



Diagram 3.7 Public Open Space Types

Open Space Types		Public Open Space	Private with Public Access
Greenways		•	
Greens			•
Squares			•
Plazas			•
Pocket Parks			•
Major Mid-Block Passage			•
Community Garden*		•	
Dog Park*		•	

- Beauregard Corridor Plan Boundary
- Playground*
- Existing Major Adjacent Open Space
- * City-Owned Land

Note:

Building footprints shown for illustrative purposes

* A playground will be located in each of the 6 residential neighborhoods. Current location marker is for illustrative purposes only. Specific size, design and location to be defined in the DSUP

Site #1: Town Center

(existing parking lot)

Site Data:**Address:**

1350 N. Beauregard Street (near Elliot Court)

Area: .85 acres

Zone: CDD # 4

Height: CDD Concept Plan

FAR: 1.0

Current Use:

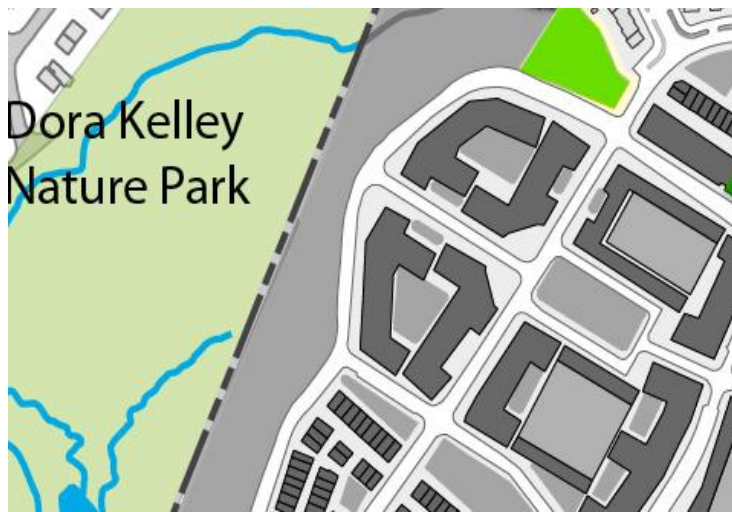
Parking lot – garden apartments

Surrounding Uses:

Residential townhomes, Dora Kelley Nature Park

Future Use:

Planned residential or stacked townhomes



Site #2: Winston Court



Site Data:

Address:

5650 Rayburn Avenue

Area*: 388,471 sq. ft.

Zone: CDD Concept Plan

Height: CDD Concept Plan

FAR: 1.0

Current Use:

Garden Apartment Residential Use (3 stories)

Surrounding Uses:

Residential, commercial

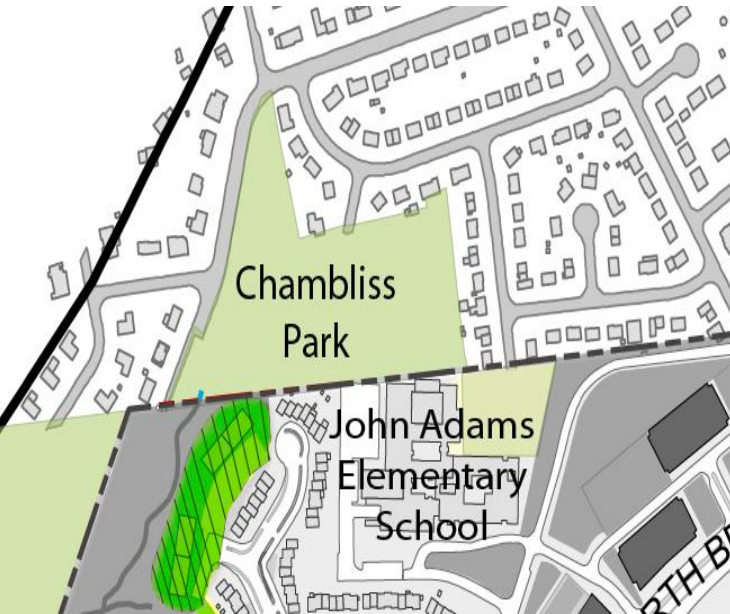
Future Use:

Proposed residential, retail

**Approximate Estimate*



Site #3: Garden Apartments - Hillwood



Site Data:

Address: 1350 N. Beauregard Street

Area*: 75,000 sq. ft.

Zone: CDD # 4

Height: CDD Concept Plan

FAR: 1.0

Current Use:
Garden apartments

Surrounding Uses:
Residential

Future Use:
Residential or stacked townhomes

**Approximate Estimate*



Site #4: Foster/Fairbanks



Site Data:

Address:

5143 Seminary Road
2648 Foster Avenue
2658 Foster Avenue

Area*: 52,643 sq. ft. (vacant land/single family residential)

Zone: R-12

Height: 40 feet

FAR: .30

Current Use:

Single-family home, Vacant land

Surrounding Use(s):

Single-family and townhome residential, hotel, retail

**Approximate Estimate*



BEAUFORT GARD

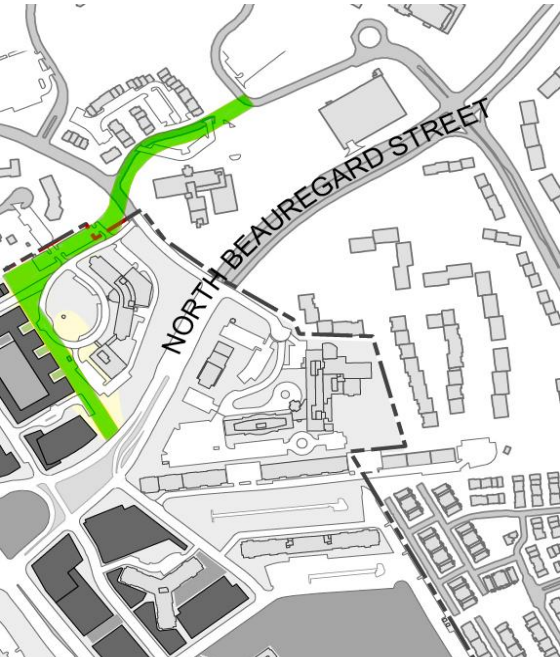


Future Use:
Same



Site #6: Trail Connection –

Foster Fairbanks-Hermitage-NOVA

**Site Data:**

Address: 5000 Fairbanks Avenue,
5101 Fillmore Avenue, 5000 Echols
Avenue

Area: N/A

Zone: RC / R-12

Height: N/A

FAR: N/A

Current Use:

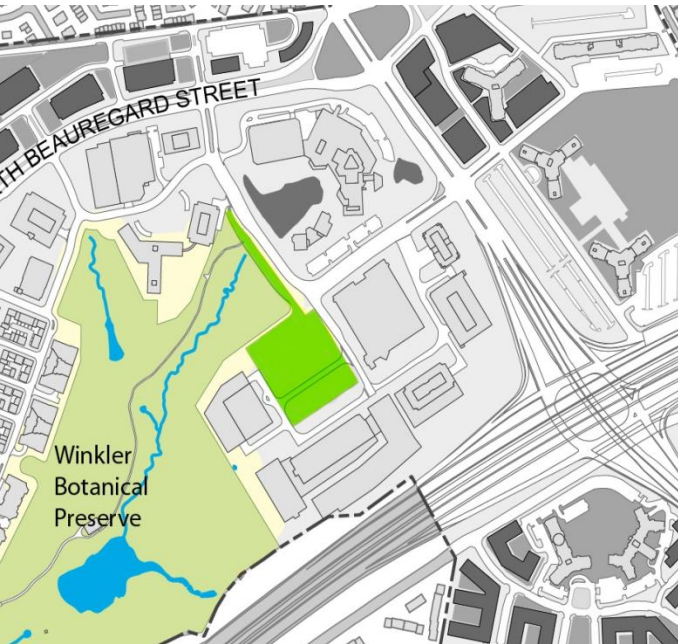
Church, Home for the Aging

Surrounding Use(s):

Residential, Institutional



Site #7: IDA Vacant Land

**Site Data:**

Address: 4880 Mark Center Drive

Area: 177,144 sq. ft.

Zone: CDD #4

Height: 120 feet

FAR: 1.0

Current Use:

Vacant land

Surrounding Use(s):

Office / Hotel

Future Use:

Same



Site #8: Polk/Pelham



Site Data:

Address: 5325 Polk Avenue

Area: 103,847 sq. ft.

Zone: RA

Height: 45 feet

FAR: .75

Current Use:

Single-family detached house

Surrounding Use(s):

Residential

Permitted Use:

Multi-family, townhomes



Next Steps

- Next Beauregard Advisory Group Meeting

<http://alexandriava.gov/BeauregardPlan>

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Neighborhood Open Spaces

Town Center Neighborhood

